

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-3  
AGENDA DATE: Thu 05/26/2005  
PAGE: 1 of 1**

**SUBJECT:** C14H-05-0005 – Kaufer-Pappayanopoulos-Steinbach House. Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 609 Harthan Street from family residence, neighborhood plan (SF-3-NP) combining district zoning to family residence, neighborhood plan – historic (SF-3-H-NP) combining district zoning. Historic Landmark Commission Recommendation: To grant family residence, neighborhood plan – historic (SF-3-H-NP) combining district zoning. Planning Commission Recommendation: Pending. Applicant: Historic Landmark Commission. City Staff: Steve Sadowsky, Historic Preservation Office, Neighborhood Planning and Zoning Department, 974-6454.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Alice Glasco

## **ZONING CHANGE REVIEW SHEET**

**CASE NUMBER:** C14H-05-0005

**HLC DATE:** February 28, 2005  
March 28, 2005

**PC DATE:** May 10, 2005

**AREA:** 6,476 square feet

**APPLICANT:** Historic Landmark Commission

**HISTORIC NAME:** Kaufer-Pappayanopoulos-Steinbach House

**WATERSHED:** Town Lake

**ADDRESS OF PROPOSED ZONING CHANGE:** 609 Harthan Street

**ZONING FROM:** SF-3-NP

**ZONING TO:** SF-3-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff does not recommend the proposed zoning change from family residence, neighborhood plan (SF-3-NP) district to family residence, neighborhood plan - Historic (SF-3-H-NP) combining district zoning, but does recommend relocation rather than demolition of the structure.

**HISTORIC LANDMARK COMMISSION ACTION:** February 28, 2005: Initiated a historic zoning case. March 28, 2005: Forward the case without a recommendation.

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is contributing to the proposed Old West Line National Register Historic District, and is listed in the Comprehensive Cultural Resources Survey (1984) with no preservation priority.

**CITY COUNCIL DATE:** May 26, 2005

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Old West Austin Neighborhood Association.

**BASIS FOR RECOMMENDATION:**

The ca. 1920 house is over 50 years old, but has lost some integrity of materials. The original windows have been replaced with modern windows. The house has neither architectural nor historical significance sufficient to warrant landmark designation

**ARCHITECTURE**

Two-story front-gabled wood-frame duplex with a partial-width independent porch; modern replacement windows; modified fish-scale imbrication in the tympanum of the front gable. The house is built into the side of a hill and presents a one-story appearance from the street. It is shown on the 1922 Sanborn map as a two-story dwelling with a full-width front porch.

**HISTORY OF THE PROPERTY**

The house appears to have been built around 1920 as a duplex by Mrs. Barbara Kaufer, who purchased the property in 1914. Mrs. Kaufer, a widow, worked as a nurse. She is listed as the owner of the property in the 1922 city directory, and sold the house in 1923 to Nell Haberlin, a widow who never lived in the house. The house is listed as vacant in 1924, then both floors were rented until 1936, when the property was purchased by Vlasias and Helen Pappayianopoulos, listed as residents in the 1937 directory. They rented both floors out after 1940; Mrs. Helen Bryant, who worked as a housekeeper at the Norwood Building, and rented here from 1937 to 1946. Pappayianopoulos sold the property to Joe and Clara Steinbach in October, 1945, although Steinbach is not listed as an occupant of the house until 1952. He was a driver for the Firestone Test Fleet, and lived here until 1956.

**PARCEL NO.:** 01080105030001

**DEED RECORD:** Docket No. 2002051962

**LEGAL DESCRIPTION:** 63 x 100 feet out of Lot 1, Outlot 3, Division Z.

**ANNUAL TAX ABATEMENT:** \$3,836 (owner-occupied rate); \$1,932 (income-producing rate).  
City tax abatement: \$1,010 (owner-occupied rate); \$505 (income-producing rate).

**APPRAISED VALUE:** \$292,486

**PRESENT USE:** Duplex

**CONDITION:** Good.

**PRESENT OWNER**

Mary Alice Keyes.  
1214 W. 9<sup>th</sup> Street  
Austin, Texas 78703

**DATE BUILT:** ca. 1920

**ALTERATIONS/ADDITIONS:** Original windows have been replaced; front porch has been modified.

**ORIGINAL OWNER(S):** Mrs. Barbara Kaufer (1914)

**OTHER HISTORICAL DESIGNATIONS:**

The house is contributing to the proposed Old West Line National Register Historic District, and in the Comprehensive Cultural Resources Survey (1984) but with no preservation priority.





609 HARTMAN STREET  
ca. 1920

**OCCUPANCY HISTORY  
609 HARTMAN STREET**

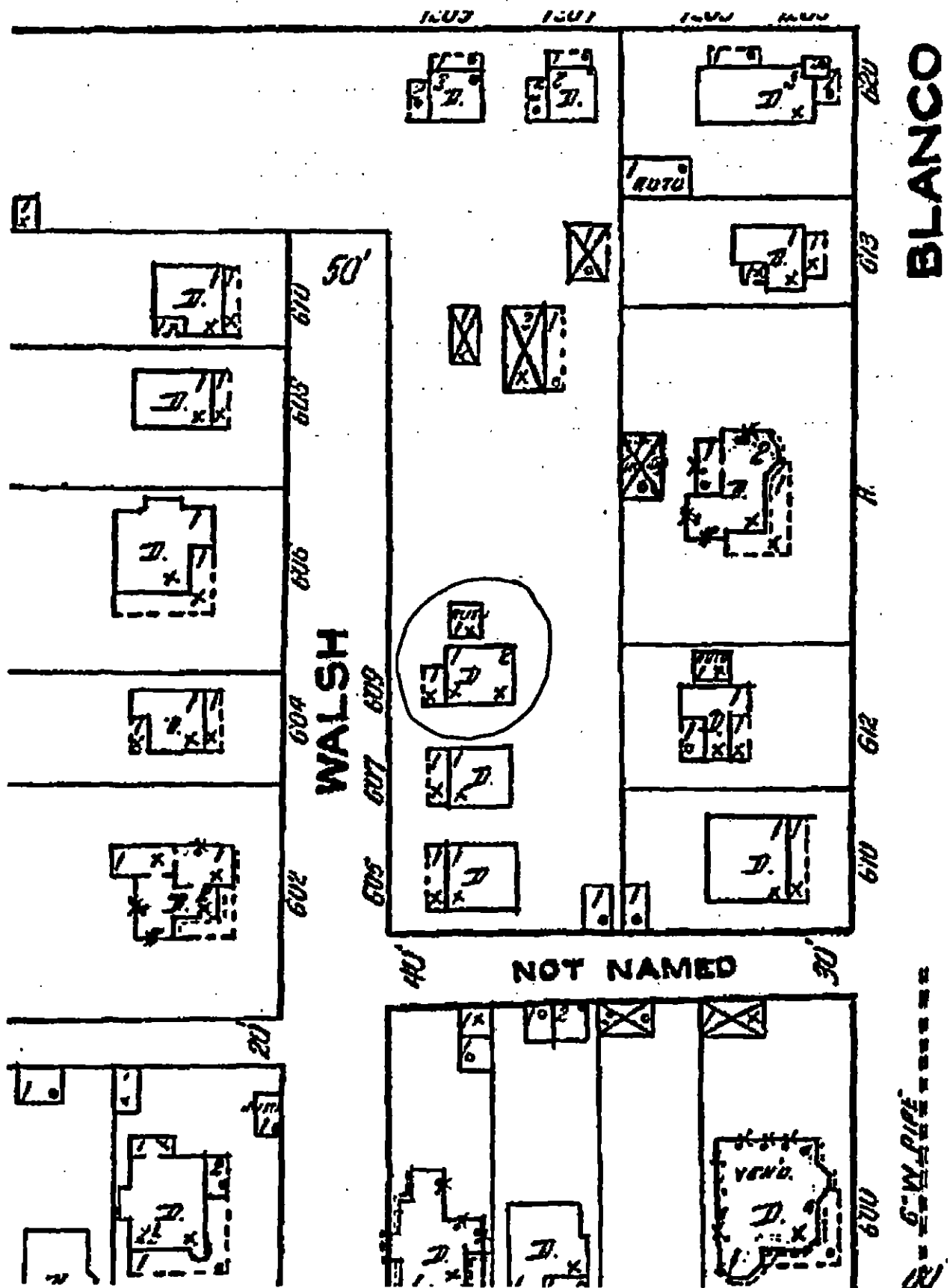
From City Directories  
Austin History Center  
Prepared by City Historic Preservation Office  
February, 2005

1969	609	Roye D. and Sharon Williamson Painter
	609 ½	Leroy and Joyce Jennings No occupation listed
1964	609	Edmond W. Smith, owner Technician, State Highway Department
	609 ½	Vacant
1960	609	Charles H. and Wanda Hughes Repairman, G&L Stationary Company
	609 ½	E. Wallace Smith, owner Recorder, State Highway Department
1957	609	Horace Fickling Mechanic
	609 ½	Rev. J. Robert and Olgha Sandman No occupation listed
1954	609	Joe and Clara Steinbach, owners Driver, Firestone Test Fleet
	609 ½	Don and Joan Skinner Service station attendant, Wesley Pearson
1952	609	Vacant
	609 ½	Joe A. Steinbach, owner Driver, Firestone Test Fleet Also listed are James and Opal Dyer (engineer) and John and Billie Russell (research scientist)
1949	609	Alvin C. and Ann Arnett Assistant manager, A&P Grocery Store
	609 ½	Vestal and Maymie Hughes Watch repairman, Zales Jewelry

1947	609	M.B. and Frances Sanders Mechanic
	609 ½	Vestal and Maymie Hughes Watch repairman, Zales Jewelry
1944-45	609	Mrs. Helen Bryant Housekeeper, Tribune Building
	609 ½	James W. and Pearl Pierce Barber, Longhorn Barber Shop, 2312 Guadalupe
1942	609	Mrs. Helen Bryant Widow, W.C. Bryant
	609 ½	Mrs. Kathryn Norman No occupation listed
1940	609	Mrs. Helen Bryant Widow, W.C. Bryant
	609 ½	Loy E. Fowler Not listed in main directory
1937	609	Mrs. Helen Bryant Housekeeper, Norwood Building
	609 ½	William and Helen Pappas No occupation listed Also listed are Vlasias and Helen Papayiahopoulos, with no occupation given.
1935	609	Mrs. Maude Batson Widow, Jack H. Batson Also listed is Jack H. Batson, Jr., a clerk at the State Department of Education NOTE: 609 ½ is not given as a separate address.
1932-33	609	Jack H. and Maude Batson No occupation listed Also listed is Jack H. Batson, Jr., a student at the University of Texas
1930-31	609	Jack Laws Proprietor, Blue Bonnet Tile Company
	609 ½	Vacant

1929	609	John M. and Buron Ralston Clerk, U.S. Internal Revenue Service
	609 ½	John E. and Beatrice James Salesman, J.H. Reed Music Company
1927	609	John M. and Josephine Ralston Clerk, U.S. Internal Revenue Service
	609 ½	Cullom H. and Ruth Burleson Manager, Home Furniture Company
1924		Vacant
1922		John A. and Betty Voll No occupation listed Also listed is Mrs. Barbara Kaufer, owner, the widow of Julius Kaufer, and a nurse.
1920		Address not listed.





OWNER John M. Kash III ADDRESS 609 A&B Harthan St.

PLAT 101 LOT 63 X100 BIK. 1

SUBDIVISION Original City

OCCUPANCY Triplex

BLDG. PERMIT # 177305 DATE 11-2-78 OWNERS ESTIMATE 2,000.00

CONTRACTOR Same NO. OF FIXTURES

WATER TAP REC# SEWER TAP REC#

Repair existing triplex to min standrs.

**Sadowsky, Steve**

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**From:** howard waugh sr. [hwaughsr@Austin.rr.com]

**Sent:** Wednesday, February 23, 2005 2:02 PM

**To:** Sadowsky, Steve

**Subject:** Case Number HDP-05-0047

First, although my neighbors received a notice of the hearing on this case, I have received nothing and I am within 300 feet of the property.

Second, I strongly oppose the demolition of the structure at 609 Harthan St. Demolition will change the character of the historic neighborhood. Too, such action would tend to devalue our property.

Ms. Gene B. Waugh  
608 Harthan St.  
Austin, Tx. 78703  
472-5092

2/23/2005

**La Bonte, Lei Lonnie**

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**From:** Linda MacNeilage [lmacneilage@austin.rr.com]  
**Sent:** Monday, February 28, 2005 12:43 PM  
**To:** Sadowsky, Steve  
**Cc:** La Bonte, Lei Lonnie  
**Subject:** Opposition to demolition permit for 609 Harthan St.

Steve and Leilonnie,

I understand that the folloinwg people who own property within 500 feet of 609 Harthan Street have contacted you to express their opposition to the granting of a demolition permit.

Stephen Balie Griffin of 1206 West 6th St.  
 Simon Atkison 1200 Pecan LLC  
 Ada McCulloch 610 Harthan  
 Gene Waugh 608 Harthan  
 Wayne and Julie Orchid 604 Harthan  
 Michael Metteur 602 Harthan  
 Silvia Meyer Of 705 Brownlee Circle  
 Eduardo Martinez of 711 Brownlee Circle  
 Marjorie Hook of 613 Blanco

In addition, I have notices of opposition to the demolition permit from:

Peter and Linda MacNeilage of 606 Harthan Street  
 Charles Hornung of 1213 Castle Hill Street re: property on Harthan and Blanco  
 Rosemary B. Harrison of the Ferol Buass Estate  
 Mary Catherine Miller of the Mary Lee Edwards Estate re: property on West 8th Street  
 Randall Brown of 1121 West 7th St.  
 Blanche Santos of 701 Blanco  
 Madge Simmons of 607 Blanco  
 Jack Sanders of 600 Harthan

I will be bringing copies of these oppositions to your office this afternoon.

Thank you for your assistance in this matter.

Linda MacNeilage

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**La Bonte, Lei Lonnie**

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**From:** CCGAustin@aol.com  
**Sent:** Monday, February 28, 2005 12:19 PM  
**To:** La Bonte, Lei Lonnie; steve.sadowski@ci.austin.tx.us  
**Cc:** lmacnallage@austin.tx.com  
**Subject:** I oppose destruction of 809 Harthan

Dear Sirs:

I am the homeowner at 813 Blanco St. in Austin, Texas and I am sending this email to register my absolute opposition the destruction of 809 Harthan. Additionally, I would like to see this property considered for historic designation.

Please call with any further questions.

Marjorie Hook  
512-656-0339

Marjorie Hook  
512-656-0339

2/28/2005

G3

**La Bonte, Lei Lonnie**

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**From:** Eduardo A. Martinez [emartinez@aventagroup.com]  
**Sent:** Monday, February 28, 2005 10:57 AM  
**To:** Sadowsky, Steve; La Bonte, Lei Lonnie  
**Cc:** Alvarez, Raul  
**Subject:** Opposed to Demo Permit for 609 Harthan St.; Case Number HDP-05-0047

February 28th, 2005

To: City of Austin

Re: Opposed to 609 Harthan Street Demolition Permit  
Historic Case Number HDP-05-0047

To whom it may concern:

For your records, I would like to state my strong opposition to the possible demolition of 609 Harthan Street. I have owned a home at 711 Brownlee Circle since 1994, when much of the reckless "tear-down" trend was in full swing, and have witnessed many losses to the unique character and nature of our historic community. Remember that out-of-state owner burning down the historic mansion right down the street to set up some apartments? How many more historical injuries can that neighborhood take?

Despite OWANA's vigilance and good municipal support, there have still been some terrible occurrences along those lines since. Thus we must draw the line on Harthan Street.

If there's anything else I can say or do to demonstrate my strong opposition to the demolition of 609 Harthan Street, please don't hesitate to contact me.

Very best regards,

Eduardo A. Martinez

Eduardo and Susan Martinez  
711 Brownlee Circle  
Austin, Texas 78703  
emartinez@aventagroup.com

2/28/2005

**La Bonte, Lei Lonnie**

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**From:** Fran Magee [franmagee@austin.rr.com]  
**Sent:** Monday, February 28, 2005 2:10 PM  
**To:** Sadowsky, Steve  
**Cc:** La Bonte, Lei Lonnie  
**Subject:** Do not demolish the home at 609 Harthan. HDP-05-0047

63

I am opposed to the demolition of the house at 609 Harthan.

I own the house at 605 Harthan plus four other houses in the immediate neighborhood all of which I have repaired to excellent condition. I restored the house at 605 Harthan when it was in a state of collapse. The home at 609 Harthan Sreet needs to be protected and restored.

Fran Magee  
1219 Castle Hill St  
Austin, Texas 7803  
512-472-1219

2/28/2005

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
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A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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Case Number(s): **HDP-05-0047**

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

February 28, 2005 Historic Landmark Commission

**PETER F. + LINDA A. MACNEILL** ☐ I am in favor ☒ I object

Your Name (please print)

**606 HARTHAN ST. AUSTIN, TX 78703**

Your address(es) affected by this application

*[Signature]* Signature

Date

*2/24/05*

Comments:

*We are deeply opposed to demolition of this structure, which carries with it our historic housing stock, and that is a stated objective of our Neighborhood Plan. The house adds value to the integrity of Harthan St. as a protected block historic district.*

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

G3



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Case Number(s): HDP-05-0047

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

February 28, 2005 Historic Landmark Commission

Charles Horning  
Your Name (please print)

605-A Harthen St.

Your address(es) affected by this application

Charles Horning  
Signature

2/24/05  
Date

Comments: This house contributes to  
the historic nature of the neighborhood.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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Contact: **Steve Sadowsky, (512) 974-6454**

Public Hearing:

February 28, 2005 Historic Landmark Commission

**FEDOL L. BUARS ESTATE**

Your Name (please print)

**605 BLANCO**

Your address(es) affected by this application

**605 Blanco**

Signature

Date

**2/28/05**

Comments:

☐ I am in favor  
☒ I object

If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number(s): HDP-05-0047

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

February 28, 2005 Historic Landmark Commission

MARY CATHERINE MILLER

Your Name (please print)

EXECUTOR, MARY LEE EDWARDS TRUST

1207 W. 8th ST., AUSTIN, 7870

Your address(es) affected by this application

Mary Catherine Miller

Signature

Date

2/29/05

Comments:

MAILING ADDRESS:

111 N. ODELL

AUSTIN, TX. 78707

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P.O. Box 1088

Austin, TX 78767-8810

63

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Case Number(s): **HDP-05-0047**

Contact: **Steve Sadowsky, (512) 974-6454**

Public Hearing:

February 28, 2005 Historic Landmark Commission

**RANDALL BROWN**

Your Name (please print)

**1121 W. 7TH ST.**

Your address(es) affected by this application

*Randall Brown*

Signature

Date

**2/24/05**

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

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Case Number(s): HDP-05-0047  
Contact: Steve Sadowsky, (512) 974-6454

### Public Hearing:

February 28, 2005 Historic Landmark Commission

*Blanche Santos*

Your Name (please print)

*701 Blanco*

Your address(es) affected by this application

*Blanche Santos*

Signature

Date

*2/24/05*

Comments:

If you use this form to comment, it may be returned to:

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Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P. O. Box 1088  
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☐ I am in favor  
☒ I object

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.cl.austin.tx.us/development](http://www.cl.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number(s): HDP-05-0047

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

February 28, 2005 Historic Landmark Commission

Madge Simmons

Your Name (please print)

607 Blanco Street

Your address(es) affected by this application

Madge Simmons

Signature

Feb. 24, 2005

Date

Comments: This property is a contributing historic property in the old West Austin Neighborhood Association's application for a National Register Historic District (NRHD). This property at 609 Harthan Street appears to be in good repair and the application for a demolition permit should be denied by the city.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Steve Sadowsky

P. O. Box 1088

Austin, TX 78767-8810

63



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Case Number(s): HDP-05-0047

Contact: Steve Sadowsky, (512) 974-6454

Public Hearing:

February 28, 2005 Historic Landmark Commission

JACK F. SANDERS

Your Name (please print)

600 HARTHAN ST.

Your address(es) affected by this application

St Sanders

Signature

Date

2/24/05

Comments:

☐ I am in favor  
☒ I object

If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number(s): **HDP-05-0047**

Contact: **Steve Sadowsky, (512) 974-6454**

Public Hearing:

**February 28, 2005 Historic Landmark Commission**

**Stephen Griffith**

Your Name (please print)

**1206 West 6th St Austin TX 78703**

Your address(es) affected by this application



Signature

**2/24/05**

Date

Comments:

**Harthar is full of old houses.  
Demolition of this house would  
adversely affect the street.**

If you use this form to comment, it may be returned to:

**City of Austin  
Neighborhood Planning and Zoning Department  
Steve Sadowsky  
P. O. Box 1088  
Austin, TX 78767-8810**

**83**



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**Sadowsky, Steve**

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**From:** MICHAEL METTEAUER [MMETTEAUER@austin.rr.com]  
**Sent:** Sunday, February 27, 2005 9:02 PM  
**To:** lisa.laky@atcmhmr.com; buntorrocha@aol.com; yallerdawg@earthlink.net; pbhall@arlut.utexas.edu; cleary@mail.utexas.edu; lga@austin.com; jmather531@aol.com  
**Cc:** Sadowsky, Steve; Wynn, Will; Slusher, Daryl; Alvarez, Raul; Goodman, Jackie; Dunkerley, Betty; McCracken, Brewster; Thomas, Danny  
**Subject:** demolition permit application for 609 Harthan St.

Dear Commissioners:

I write to express my opposition to the demolition permit requested for 609 Harthan Street. I am not able to attend the upcoming hearing.

I own an historic house located at 602 Harthan Street. I purchased the house in 1999 and lived there until recently relocating while the house undergoes an extensive rehabilitation project. Built in 1875-76, the house is one of the oldest homes in the City still being used as a residence and is reputedly the work of master builder Abner Cook, architect of the Governor's Mansion, the Pease Mansion and other notable Austin landmarks. It was built by Albert Jernigan, one of the early Treasurers for Travis County, and is listed as an historic landmark on the City, State and National registers.

Subsequent to Jernigan's death in 1896, the original homestead of close to three acres was subdivided and the Jernigan house, which originally fronted on Pecan Street (Sixth Street), was reoriented for access via the newly created Harthan Street, a one-block long dead-end street terminating on Sixth Street. Over the next twenty-odd years the remaining houses on Harthan Street were built, beginning with the house at 606 Harthan in 1909 and closely followed by the subject property at 609 Harthan in 1910. Though the Hans Harthan house at 600 Harthan was the subject of a significant yet sympathetic addition designed by Sinclair Black in the 1980's, the original house remains intact. Similarly, I believe the other seven houses on Harthan likely look much as they did in the first two decades of the 20th Century. The Nixon-Harper house at 604 Harthan, across the street from the subject property, was designated a City landmark in 2003.

The proposed demolition of the house at 609 Harthan threatens the distinctive and historic character of this small enclave of late 19th and early 20th Century houses on our street, a character which has been maintained in largely pristine condition for the better part of a century. Even if the house in question does not qualify for independent historic status (I have not had time to research that issue), it certainly contributes to and is an integral part of the historic fabric of the street. As such, demolition of this structure would be inconsistent with the Neighborhood Plan.

While I am sensitive to the rights of private property owners, I am not aware of a hardship warranting demolition here (in fact, as recently as a few months ago, the features of the house itself were highlighted on the real estate agent's website-- <[http://turnerteam.com/view\\_listing/detail/i.52](http://turnerteam.com/view_listing/detail/i.52)> [http://turnerteam.com/view\\_listing/detail/i.52](http://turnerteam.com/view_listing/detail/i.52) --before it was purchased by the current owner). Quite the contrary, I think rehabilitating the current structure would provide a better return on investment, particularly considering the tax freeze offered for rehabilitation work under the new Local Historic District ordinance, the federal tax credits available for repairs in National Register Districts (an NRD application is currently in process for the neighborhood), not to mention the exemptions of the current structure from certain City development regulations (setbacks, etc.).

2/28/2005

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I understand the City has been working diligently to implement the long-awaited ordinance for Local Historic Districts adopted in December, for which Harthan Street, and possibly a larger component of the neighborhood, will clearly qualify. It would be sad indeed if the historic character of Harthan Street, one of the most notable residential blocks in the City, is forever compromised in this rush to obtain a demolition permit before LHD status can be obtained. I commend the Commission and City staff for their vision, hard work and perseverance in formulating the LHD ordinance and shepherding it through to passage. Now, if careful research does not reveal an independent basis for historic status for this property, I sincerely hope the Commission will give due consideration to the irreversible nature of the demolition requested and will find a way to preserve the status quo until an appropriate LHD application can be reviewed and LHD status recognized.

Very truly yours,

Michael Metteauer

2/28/2005